The undersigned, level owner(s) of the 1. perty situate in Eastimore County and which is description and plat ettached herew and made a part bereof, neroby petition for a instead of the required 25 ft. RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER NW Comer Maryland Ave. 8 Raynor St., 1st District OF BALTIMORE COUNTY of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate Lardship or practical difficulty) MARGARET K. WHITE, Petitioner: Case No. 84-91-A BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE WIDTH OF LOT 15 45' BALTIMORE COUNTY ::::::: ORDER TO ENTER APPEARANCE COUNTY OFFICE CLOG. 111 W. Chesapeake Ave. Towson, Maryland 21204 Mr. Commissioner: ZONING PLANS Margaret K. White 409-C Wheaton Place Pursuant to the authority contained in Section 524.1 of the Baltimore County oQo Property is to be posted and advertised as prescribed by Zoning Regulations. Caton House Apartments Nicholas B. Commodar Baltimore, Maryland 21228 I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. Charter, I hereby enter my appearance in this proceeding. You are requested to notify ADVISORY COMMITTEE me of any hearing date or dates which may be now or hereafter designated therefor, . We do solemnly declare and affirm, under the pencities of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. and of the passage of any preliminary or final Order in connection therewith. Bureau of Dear M's. White: The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Department of C. atract Purchase : Legal Owner(s): YILLIAM Y. WERTZ, INC. MARGARET K. WHITE Bureau of John W. Hessian, III Peter Max Zimmerman People's Counsel for Baltimore County Deputy People's Counsel Health Department Rm. 223, Court House Project Planning Towson, Maryland 21204 Building Department 3670 HICKORY AVE Board of Education Enclosed are all comments submitted from the members of the Committee at this time that offer or request infor-Zoning Administration I HEREBY CERTIFY that on this 23rd day of September, 1983, a copy of the BALTO.MD. 21211 235-4644 mation on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly. Industrial foregoing Order was mailed to Margaret K. White, 409-C Wheaton Place, Caton House estorney for Petitioner: 409-C Wheaton Place Apartments, Baltimore, MD 21228; and William V. Wertz, Inc., 3620 Hickory Avenue, Caton House Apartments hearing scheduled accordingly. (Type or Print Name) Baltimore, MD 21211, Contract Purchaser. Baltimore, Maryland 21228 Lignature City and State the Wi descrain, I Name, address and phone number of legal owner, con-PETITION AND SITE PLAN tract purchaser o representative to be contacted John W. Hessian, III City and State NBC:bsc Aitorne s's Telephone No.: Enclosures EVALUATION COMMENTS ORD.TRED By The Zoning Commissioner of Baltimore County, this _____ 2nd ____ day cc: Hudkins Associates, Inc. 200 East Joppa Road Towson, Maryland 21204 County, on the 11th day of October 1983, at 9:30 o'clock Zoning Commissioner of Baltimore County. Aug. 19, 1983 BALTIMORE COUNTY DEPARTMENT OF HEALTH BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550 Zoning Commissioner () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and Office of Planning and Zoning County Office Building either be removed from the property or properly backfilled. BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 Towson, Maryland 21204 H-NE Key Sheet STEPHEN E. COLLINS DIRECTOR 6 & 7 SW 24 Pos. Sheets () Soil percolation tests have been conducted. September 1, 1983 SW 2 F Topo The results are valid until 101 Tax Map Revised plans must be submitted prior to approval of the percolation HARRY I PISTEL, P. E. DIRECTOR () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
 () In accordance with Section 13-117 of the Baltimore County Code, the water Mr. William Hammond September 2, 1983 Zoning Commissioner Water Supply public Sewage Disposal public County Office Building Towson, Maryland 21204 Mr. Armold Jablon well yield test COMMENTS ARE AS FOLLOWS:) shall be valid until

is not acceptable and must be retested. This must be accomplished Zoning Commissioner County Office Building () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval. Item No. 26, 27, 28, (29) 31, 32, 33, 34. ZAC - Meeting of August 2, 1983 Towson, Maryland 21204 prior to conveyance of property or approval of Building Permit Location: Re: Item #29 (1983-1984) (X) All roads and parking areas should be surfaced with a dustless, bonding Existing Zoning: Property Owner: Margaret K. White Proposed Zoning: () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-N/W corner Maryland Ave. and Raynor St. material. Acres: 45 X 120 () No health hazards are anticipated. District: 1st ments for such installation/s before work begins.

A permit to construct from the Division of Air Pollution Control is required (X) Others Price to approval of a Building Permit, a

Hydrogeological Study and an Environmental

Effects Report may be required. Dear Mr. Jablon: for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts The following comments are furnished in regard to the plat submitted to this into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required office for review by the Zoning Advisory Committee in connection with the subject District: for any charbroiler operation which has a total cooking surface area of five (5) square feet or more. Dear Mr. Hammond:) Prior to approval of a Building Permit Application for renovations to exist-ing or construction of new health care facilities, complete plans and Maryland Avenue and Raynor Street, existing public roads, are proposed to The Department of Traffic Engineering has no comments be improved in the future as 30-foot closed section roadways on 50-foot specifications of the building, food service area and type of equipment to for item numbers 26, 27, 28, 29, 31, 32, 33, and 34. rights-of-way with fillet areas for sight distance at their intersection. be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval. Sediment Control: Development of this property through stripping, grading and stabilization could) Prior to any new construction or substantial alteration of public swimming result in a sediment pollution problem, damaging private and public holdings downpool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) stream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil. copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, Storm Drains: contact the Recreational Hygiene Section, Division of Environmental Support MSF/ccm Services. The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties,) Prior to approval for a nursery school, owner or applicant must comply with especially by the concentration of surface waters. Correction of any problem all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health. which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Ian J. Forrest. Director BUREAU OF ENVIRONMENTAL SERVICES

October 4, 1983

RE: Case No. 84-91-A (Item No. 29) Petitioner - Margaret K. White

NICHOLAS B. COMMODARI

Zoning Plans Advisory Committee

Chairman

Sichola B. Commodanifica

Variance Petition

BIAN 4 334

and the

SS 20 1082 (1)

with Water Resources Administration requirements.

) If lubrication work and oil changes are performed at this location, the

method providing for the elimination of waste oil must be in accordance

SS 20 1080 (2)

PETIT ON FOR ZONING BALLANCE 74-91-3

TO THE ZONING CO. SISSONER OF BALTIMONE COUNTY!

Water and Sanitary Sewer: There are public 12 and 8-inch water mains in Maryland Avenue and Raynor Street, respectively; and, 8-inch public sanitary sewerage exists in each of

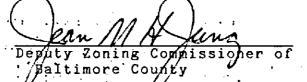
ROBERT A. MORTON, P.Z., Chief Bureau of Public Services

these roads.

RAM: EAM: FWR: 88

Pursuant to the advertisment, posting of property, and public paring on the Petition and K result in practical difficulty and unreasonable hardship upon the Potitioner(s) and the granting of the variance(s) requested mill/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should scheuld not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of October, 19 83, that the herein Petition for Variance(s) to permit a side yard setback of 15 feet in lieu of the required 25 feet for the expressed purpose of constructing a dwelling, is GRANTED, from and after the date of this Order, subject, however, to no building permits being issued until the expiration of any and all appeal periods.



COLUMBIA OFFICE WALTER PARK Registered Surveyor PHONE 730-9060

in Plat Book 6 folio 178.

TOWSON OFFICE HUDKINS ASSOCIATES, INC. Engineers, Surveyors and Landscape Architects 200 EAST JOPPA ROAD ROOM 101, SHELL BUILDING TOWSON, MARYLAND 21204

BEL AIR OFFICE L. GERALD WOLFF Landscape Architect PHONE 838-0888

2000

PHONE: 828-9060 July 19, 1983

DESCRIPTION TO ACCOMPANY APPLICATION FOR SIDE YARD VARIANCE: Beginning for the same at the northwest corner formed by the intersection of the west side of Maryland Avenue (40 feet wide) the north side of Raynor Street (40 feet wide), being all of lots 90, 91, Block 5 Plat of Catonsville Heights recorded in Baltimore County Record office



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWNSON MARYLAND 21204 August 24, 1983 Mr. Villiam E. Essmond, Ioning Countesions Office of Planning and Zoning County Office Building Towern, Maryland 21204 Variance to permit a dwelling within 15' of a street right of way in lieu of the required 25'. X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 STREET NEWSCORE CONFERENCE SAME MAINTON PROCESSING X C. Residential: Three sets of construction drawings are required to file a permit Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, Section 1407 and Table 1402. P. Requested variance conflicts with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Brawings may require a professional seal. . Before this office can comment on the above structure, please have the owner, thr the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

> NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204

BALTIMORE COUNTY PUBLIC SCHOOLS

Towson, Maryland - 21204 Date: August 1, 1983

Mr. William E. Ham and Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Robert Y. Dubel, Superintendent

Z.A.C. Meeting of: August 2, 1983

RE: Item No: 26, 27, 28, 29, 30, 31, 32, 33 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

The above item numbers have no bearing on student population. As far s Item 34 is concerned, we wish to draw your attention to the fact that this property is in close proximity to the Franklin Senior High School and coul be an inducement to the students.

Department of Planning

Person for Vanance to permit &

side yard anthank of 15 ft. instead of the required 25 ft. The Zoning Regulations to be ex-

cepted as follows: Section 1802.3C.1 - side yard set-

back in a D.R. 5.5 zone
As that percel of tend in the First

All that percol of land in the First District of Baltimore County. Beginng for the name at the northwest corner formed by the intersection of the weet exics of Maryland Assrue (40 feet wide), being all of lots 90, 91, Block 6 Plet of Catoroville Hearties accorded in Beltimore County Record office in Plet Book 6 fole 178. Being the property of Margaret K, White, as shown on pair pan liked with the Zorang Department. In the event that this Position is granted, a building permit may be secued within the Burly (30) day appeal period. The Zoring Commissioner will, thosewar, shectain any request for a stay of the seasons of each permit during this period for good cause shown. Buch request rule of the hearing set above or made at the hearing.

ZONING COMMISSIONER OF BALTIMORE COUNTY

Section 1B02.3C.1 - side yard setback in a D.R. 5.5 zone All that parcel of land in the First District of Baltimore County

Tuesday, October 11, 1983 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act

Avenue, Towson, Maryland

Petition for Variance to permit a side yard setback of 15 ft.

and Regulations of Baltimore County, will hold a public hearing:

instead of the required 25 ft.

The Zoning Regulations to be excepted as follows:

PETITION FOR VARIANCE

Northwest corner Maryland Avenue and Raynor Street

1st Election District

Petition for Variance

ZONING:

LOCATION:

DATE & TIME:

Being the property of Margaret K. White, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

October 3, 1983

Ms. Margaret K. White 409-C Wheaton Place Caton House Apartments Baltimore, Maryland 21228

> Re: Petition for Variance NW/corner Maryland Avenue and Raynor Street Margaret K. White - Petitioner Case No. 84-91-A

Dear Ms. White:

BALTIMORE COUNTY, MARYLAND

MISCELLANEOUS CASH RECEIPT

OFFICE OF FINANCE - REVENUE DIVISION

(Margaret K. White)

VALIDATION OR SIGNATURE OF CASHIER

This is to advise you that \$50.90 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

ng Commissioner No. 121568 RECEIVED William V. Werte, Inc. Advertising & Posting Case #84-91-A 6 DD9*****503015 F136A

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIENCE

was inserted in the following: □ Catonsville Times ☐Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for ______successive weeks before the __23 ___day of __September _19 __83 that is to say, the same was inserted in the issues of

September 22, 1983

10750 Little Patuxent Pkwy. Columbia, MD 21044

Septmebr 229 83

PLACE: Room 106, County Office Building, 111 West Chesapeake

September 14, 1983

NOTICE OF HEARING Re: Petition for Variance NW/corner Maryland Avenue and Raynor Street Margaret K. White - Petitioner Case No. 84-91-A

TIME: 9:30 A.M. DATE: Tuesday, October 11, 1983

Avenue, Towson, Maryland

cc: William V. Wests, Inc. 3620 Hickory Avenue Baltimore, Maryland 21211

Ms. Margaret K. White 409-C Wheaton Place

Caton House Apartments Baltimore, Maryland 21228

> Zoning Compalssioner of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 119486

8 033-----3500:b 3205A

VALIDATION OR SIGNATURE OF CASHIER

Mrs. Margaret K. White
409-C Wheaton Place
Caton House Apartments
Baltimore, Maryland 21228

October 14, 1983

Wheaton Place
House Apartments
more, Maryland 21228

RE: Petition for Variance
NW/corner Maryland Ave

RE: Petition for Variance
NW/corner Maryland Ave. and
Raynor St. - 1st Election District
Margaret K. White - Petitioner
NO. 84-91-A (Item No. 29)

Dear Mrs. White:

I have this date passed my Order in the above captioned matter in accordance with the attached.

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. William V. Vertz

3620 Hickorý Avenue
Baltimore, Maryland 21211

Iten # 29

Mr. Gordon A. Sonney 407 Maryland Avenue Baltimore, Maryland 21228 John W. Hessian, III, Esquire People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

T	0	Arnold Jablon Zoning Commissioner	Data	September 21,	1983
ř	ROM	Norman E. Gerber Director of Planning and Zoning	Date	**************	************
6		Margaret K. White 84-91-A		*	

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:cav

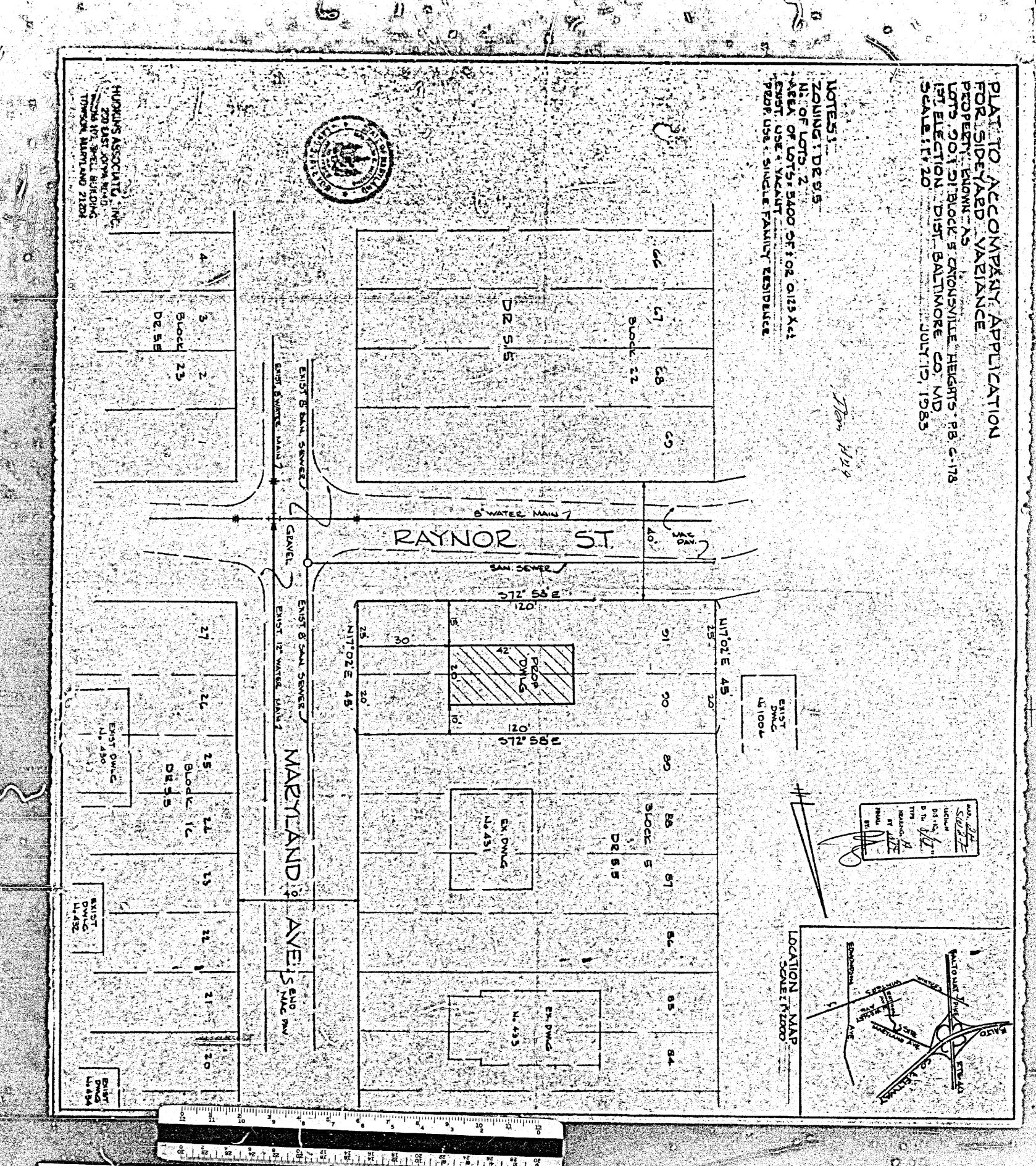
Norman E. Gerber
Director of Planning and Zoning

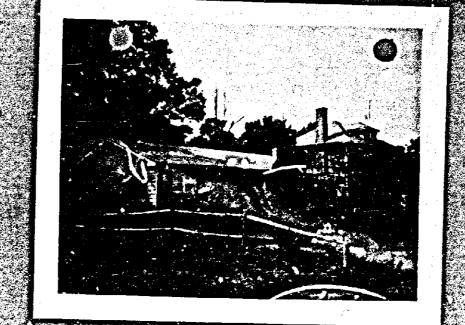
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date	by	date	by	date	by	date	by	date	by
						e or des	script	ion	_Yes _No
	Wall	Wall Map	Wall Map Original date by date	Wall Map Original date by date by Revis	Wall Map Original Dupl date by date by date Revised Pl	Wall Map Original Duplicate date by date by Revised Plans:	Wall Map Original Duplicate Tradate by date by date Description	date by date by date by Revised Plans:	Wall Map Original Duplicate Tracing 2005 date by date by date by date Note: The control of the

zo	CERTIFICATE OF POSTING INING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland 84-91-A
District Sot	Date of Posting Stept 22 -8
Petitioner: Pagesse Location of property: NI	t K White Morner of Maryland are & Raymon &
	Corner of granyland are and Raymon St
Remarks: Posted by Ocaa	Date of return: Aut 36-83
Funber of Signas	

	84-91-7
PETITION FOR VARIA	
ZONING: Petition for Variance LOCATION: Northwest corner Maryland Avenue and Raynor Street	CERTIFICATE OF PUBLICATION
DATE & TIME: Tuesday, October 11, 1988 at 9:30 A.M. PUBLIC HEARING: Room 106,	
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland	TOWSON, MD.,September 22_, 19_83
The Eoning Commissioner of Bal- timore County, by authority of the	THIS IS TO CERTIFY, that the annexed advertisement wa
Zoning Act and Regulations of Bal- timore County, will hold a public hasring:	published in THE JEFFERSONIAN, a weekly newspaper printe
Petition for Variance to permit a side yard setback of 15 ft. instead of the required 25 ft.	and published in Towson, Baltimore County, Md., once in xear
The Zoning Regulations to be excepted as follows: Section 1802.3C.1—side yard setback in a D.R. 5.5 sone	of one time greenway weeks before the11th
All that parcel of land in the First District of Baltimore County Beginning for the same at the	day ofOctoher, 19_83, the xfirst publication
northwest corner formed by the in- terrection of the west side of Mary- land Avenue (40 feet wide) and the	appearing on the22nd day ofSeptember-
morth side of Raynor Street (40 feet wide), being all of lots 90, 91, Block 5 Plat of Catonsville Heights	19_83
recorded in Baltimore County Record office in Plat Book 6 foils 178. Being the property of Margaret E. White, as shown on plat plan	L. Leank Structur
filed with the Zoning Department. 1/2 the event that this Petition is granted, a building permit may be	
issued withing the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any	Manager.
request for a stay of the issuance of said permit during this period for good cause shown. Such request	Cost of Advertisement, \$21_00
must be received in writing by the date of the hearing set above or made at the hearing.	
By Order Of ARNOLD JABLON, Eoning Commissioner	
of Baltimore County Sept. 22.	

	must be received in writing by the date of the hearing set above or made at the hearing. By Order Of ARNOLD JABLON, Zoning Commissioner of Baltimore County Sept. 22.
	est Bulleta & Assoc., Inc.
Log of Caston	the K. White Vineston Place House Apartments note, Nazyland 21226
	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204
	Your petition has been received and accepted for filing this day of
	ARNOLD JABLON Zoning Commissioner Received by Mills Commission
Po	etitioner's etitioner's ttorney Received by / // / / / / / / / / / / / / / / / /





EUN / 1984